



FILE: PA00-0136

DATE: April 9, 2001
TO: File/Record/Applicant
FROM: Thomas B. Mathews, Director, Planning and Development Services Department
SUBJECT: Planning Application PA00-0136 for Administrative Site Development Permit
APPLICANT: Western National Properties

I. NATURE OF PROJECT:

The proposed project is a 220 unit apartment complex on a 10.25 acre site. The apartments range in living area from 705 square feet one bedroom/one bathroom flat to a 1,250 square feet three bedroom/2 ½ bathroom two-level town home. There is a total of 40 one-bedroom units, 110 two-bedroom units and 70 three-bedroom units. The apartment units are in 13 three-story (35 feet maximum height) buildings. There are four different building types. There are 5 building type “A”, each with 28 apartment units and 32 single-car garages. There is one building type “B1”, with 20 apartment units and 20 single-car garages. There are two building type “B2”, with 15 apartment units and 15 single-car garages. There are 5 building type “C1”, each with 6 apartment units and 20 single-car garages. The proposal has a community recreation center. This center has a pool and sunbathing area; and, a recreation building that has a portion of the structure used for a permanent rental/leasing office facilities. The project provides for a total of 514 on-site parking spaces consisting of 260 garage spaces and 254 uncovered spaces. The table below shows the off-street parking tabulation.

Standard	# Units	Required parking	Provided parking		
			Covered	Open	Total
1 BR	40	60	40	20	60
2 BR	110	220	110	110	220
3 BR	70	175	110	73	183
Guest	@ .2/unit	44	--	44	44
Leasing	--	7	--	7	7
Totals	220	506	260	254	514

The project is located in Planning Area 3 of the Ladera Planned Community. Planning Area 3 is generally located south of Crown Valley Parkway on the west side of Antonio Parkway. The project site is located east of Sklar St., between the streets of Avendale Blvd. and Irish Moss St. Full ingress and egress to the site is provided from both Sklar St. and Irish Moss St. The project conforms to all applicable Area Plans and site development standards contained in the Ladera Planned Community development text.

II. REFERENCE: (Authority for Administrative action is given by what ordinance, regulation, etc.) Orange County Zoning Code sections 7-9-150 "Discretionary Permits and Procedures" and the Ladera Planned Community

III. ENVIRONMENTAL DOCUMENTATION:

The proposed project is covered by Final EIR No. 555, previously certified on October 17, 1995, and Addendum PA990062, previously approved on June 29, 1999. Prior to project approval, this EIR and Addendum were found adequate to satisfy the requirements of CEQA by the Director. Appendix A contains the required CEQA Finding.

IV. CERTIFICATION:

I hereby certify that the subject proposal has been Conditionally Approved as noted below.

Thomas B. Mathews, Director
Planning and Development Services Department

signed

By:

Chad G. Brown, Chief
CPSD/Site Planning Section

WVM

FOLDER: C:/My Documents/Ladera/PA00-0136 Staff

ATTACHMENTS:

Appendix A - Findings

Appendix B - Conditions of Approval

APPEAL PROCEDURE

Any interested person may appeal the decision of the Director on this permit to the Orange County Planning Commission within 15 calendar days of the decision upon submittal of required documents and a filing fee of \$760.00 filed at the Development Processing Center, 300 N. Flower St., Santa Ana.